



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

April 25, 2011

NOTICE OF ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

John Carter, Chief, Area 3 Planning Team
Maryland - National Capital Park and Planning Commission

Mike Harmer, Manager, Development Services Group
Washington Suburban Sanitary Commission

Gene Von Gunten, Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

FROM: Alan Soukup, Sr. Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Hearing for Water and Sewer Plan Amendments: AD 2011-1

TIME: **Wednesday, May 25, 2011, at 10:00am**

LOCATION: **DEP Lobby Conference Room, 255 Rockville Pike, Suite 120, Rockville**

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following six requested amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

- WSCCR 11A-CLO-02: Odd Fellows Lodge
- WSCCR 11A-OLN-01: Sonia Danshes
- WSCCR 11A-POT-04: Howard Weisman
- WSCCR 11G-TRV-02: Mont. Co. DEP for Lakewood Estates property owners
- WSCCR 11A-TRV-03: Rickman Travilah LLC

To assist with your review, a PDF has been created and posted to our website:
<http://www.montgomerycountymd.gov/waterworks>, which includes the following information:

- This memorandum, which provides information on the public hearing
- Staff reports and recommendations for each proposed amendment
- Mapping of and other supporting documents for each proposed amendment

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members would like to meet with DEP staff regarding any of the proposed amendments, we can work together

to schedule a meeting to review these cases before the public hearing. We request that the Council submit comments no later than the closing date; otherwise, we will assume that the Councilmembers agree with administrative approval.

Your attendance at this hearing is optional; all requests will be considered at that time. If you wish to comment on the referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Robert Hoyt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166.

Please note that the hearing record will close at 5:00 p.m. on Wednesday, June 1, 2011; all written testimony must be *received* in this office by that time and date. The Director will then act on the amendments, and DEP will notify you of that action by Email.

The Montgomery County Planning Board will also consider the proposed amendments in a public forum; further information and their schedule will be provided by the Area 3 Planning Team, 301-495-4645, and on their site: <http://www.mc-mncppc.org/board/index.shtm> .

Please do not hesitate to contact me at alan.soukup@montgomerycountymd.gov or at 240-777-7716 if you have any questions concerning the following category change requests or the review schedules.

Attachments

ADS: ads/

R:\Programs\Water_and_Sewer\Projects\actions-AD\2011\ad2011-1\fromE\ad-hearing-notice-mmo-2011-1.doc

cc: Civic/Environmental Groups, and designated interested parties
Isiah Leggett, County Executive
Valerie Ervin, President, County Council
Roger Berliner, Chairperson, Council Transportation, Infrastructure, Energy, & Environment Committee
Françoise Carrier, Chairperson, Montgomery County Planning Board
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Mary Dolan, Functional Planning Team
Norma Kaweck, Parks Planning and Stewardship Division, M-NCPPC
David Shen & Kathy Maholtz, Development Services Group, WSSC
Jay G. Sakai, Director, Water Management Admin., Maryland Dept. of the Environment
Richard Eberhard Hall, Secretary, Maryland Department of Planning

WSSCR 11A-CLO-02: Odd Fellows Lodge

DEP Staff Recommendation: Approve W-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">▪ 1310 Olney Sandy Spring Rd., Sandy Spring (MD 108)▪ Parcel P456, Olney▪ District 08, acct. no. 00716090▪ Map tile: WSSC – 224NW02; MD – JT22▪ South side of Olney Sandy Spring Rd., west of Norwood Rd.▪ R-200 Zone; 23,165 sq.ft. (0.5 acres)▪ Cloverly – Norwood Planning Area Sandy Spring Ashton Master Plan (1998)▪ Northwest Branch Watershed (MDE Use IV)▪ <u>Existing use:</u> vacant historic building▪ <u>Proposed use:</u> community center	<table><tr><th colspan="2">Existing – Requested – Service Area Categories</th></tr><tr><td>W-6</td><td>W-1</td></tr><tr><td>S-6</td><td>S-6 (no change)</td></tr></table>	Existing – Requested – Service Area Categories		W-6	W-1	S-6	S-6 (no change)
	Existing – Requested – Service Area Categories						
	W-6	W-1					
	S-6	S-6 (no change)					
	<p><u>Applicant's Explanation</u></p> <p>"Existing historic building on the property to be restored and used as a community center. The use of the property has limited potential for on-site septic use, public water will aid in resolving the septic matter."</p>						

DEP Staff Report: The applicant has requested a category change from W-6 to W-1 to allow for the provision of public sewer service for the renovation and reuse of the Odd Fellows Lodge in Sandy Spring as a community center. Service will not require a water main extension; an existing water main abuts and can provide service to the property at Olney Sandy Spring Rd. The site is zoned R-200. The provision of sewer service is consistent with master plan recommendations and Water and Sewer Plan service policies. Staff recommends approval of category W-1.

Agency Review Comments

M-NCPPC – Area 3 Planning: The 1998 Sandy Spring-Ashton Master Plan recommends water and sewer service for this property, which is included in the Sandy Spring/Ashton Rural Village Overlay Zone.

M-NCPPC – Parks Planning: No apparent Existing Park impacts. However the site is adjacent on the north to some proposed park land. If park land is indeed dedicated during this development or another, the preconstruction meeting should include the presence of a Park Inspector. At this time it appears that [water] connections would not impact the proposed park lands.

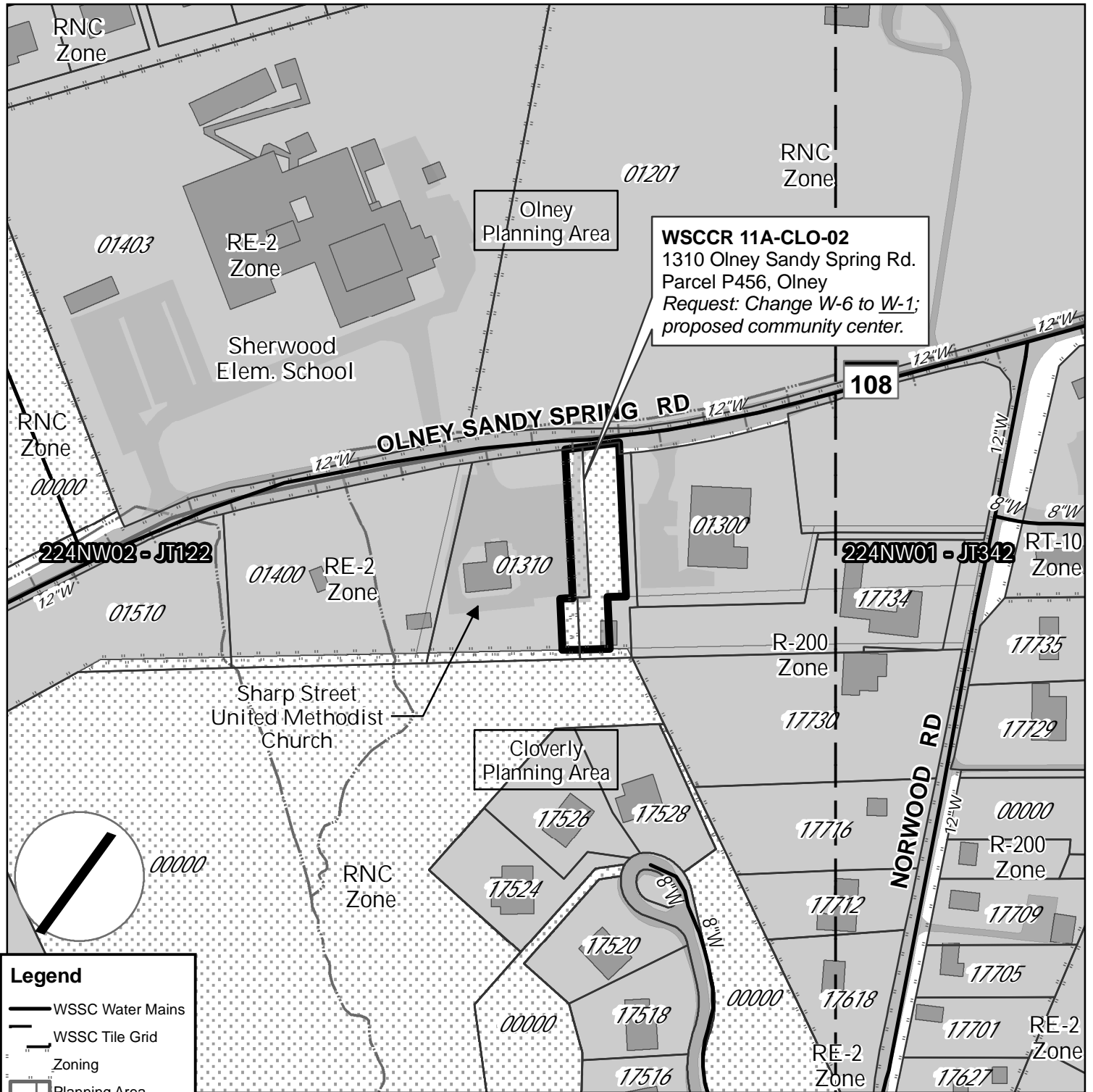
WSSC - Water: A 16-inch water line in Olney Sandy Spring Road abuts the property (contract no.: 60-4655). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

DPS – Well & Septic Section: Property needs water table and percolation tests to determine suitability for on-site sewage disposal. Limited land area will result in limited septic capacity even if soil testing is successful.

ADS:ads/

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Water Service Area Catagories Map WSSCR 11A-CLO-02 (Odd Fellows Lodge)



Legend

- WSSC Water Mains
- WSSC Tile Grid
- Zoning
- Planning Area
- ▨ Existing Parkland

Water Categories

- W-1
- ▨ W-3
- ▨ W-4
- ▨ W-5
- ▨ W-6

0 100 200 400 600 800

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

2) Property/Site Description and Development:

Address 1310 Olney-Sandy Spring Rd. Sandy Spring, MD 20860

Property's TAX ID # (please provide, if known) 00716090

Property/Site Size 23,165 SF Identification (ie, Parcel #) P456

Location/Closest cross-street Norwood Road

Current Use Not In Use Proposed Use Community Center

Subdivision Plan No. & Status N/A

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W -1 OR No Change ☐ Multi-Use ☐ Shared ☐

Current Sewer Category: S-6 Requested Sewer Category: S - OR No Change ☒ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

Existing historic building on the property to be restored and used as a community center. The use of the property has limited potential for on-site septic use, public water will aid in resolving the septic matter.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water ☒ Sewer

WSSC Tile 224NW02

Tax Map JT122

Plan No. -

Process AD

Master Plan SANDY SPRING-ASHTON (1998)

Planning Area CLOAKLY-NORWOOD

Zoning R-200

Zoning Activity -

Watershed NORTHWEST BR.

CSPS Subwatershed

State Watershed Use Class IV

GIS File

CCRFormJuly05.doc

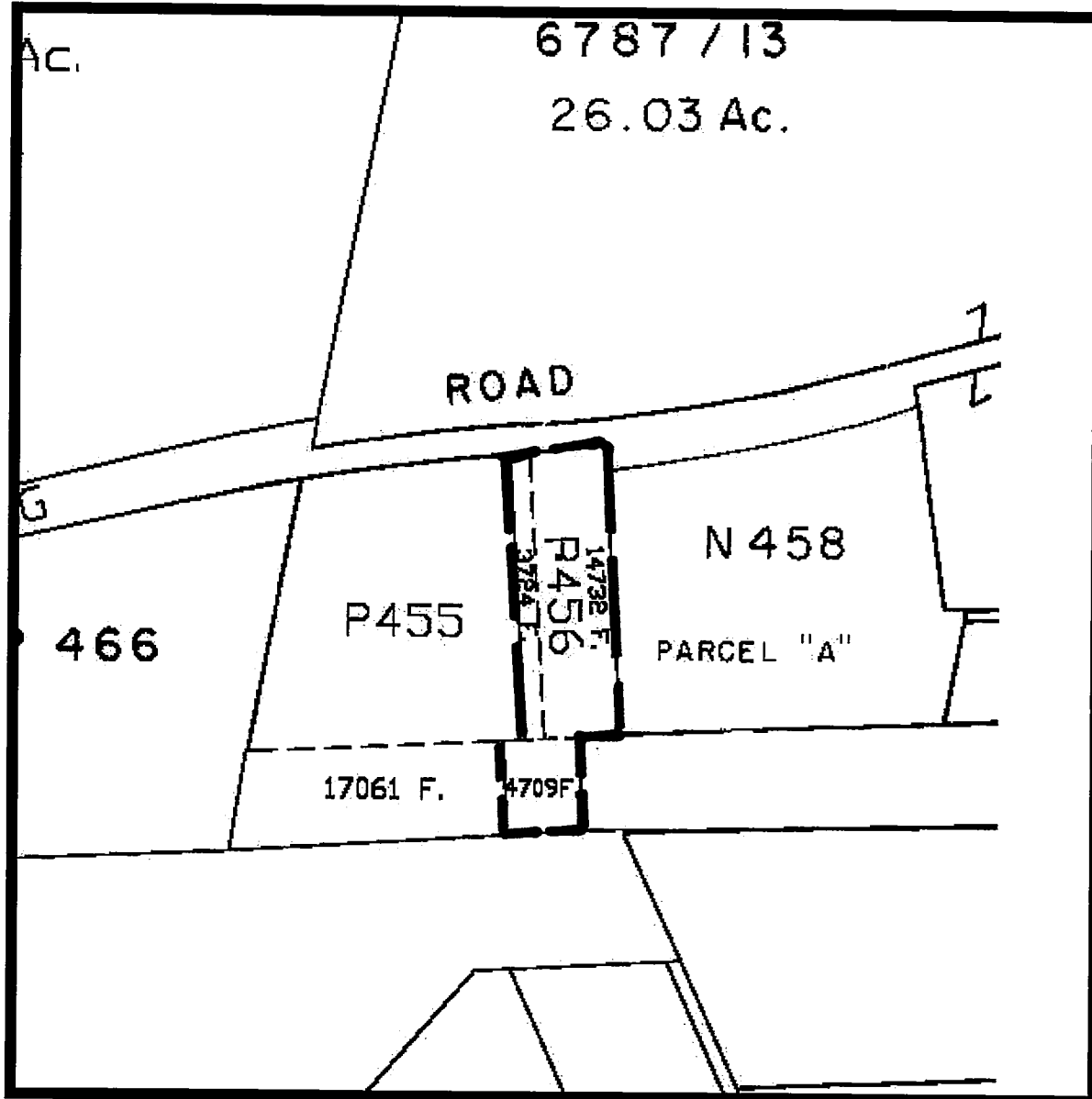
W/SCCR 11A-CLO-02
ODD FELLOWS LODGE



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 08 Account Number - 00716090



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

WSSCR 11A-OLN-01: Sonia Danshes

DEP Staff Recommendation: Maintain W-6 and S-6, with advancement to W-1 and S-3 conditioned on Planning Board approval of a preliminary plan that uses the optional cluster development method.
 Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none">▪ 17000 Block, Georgia Ave. (MD 97)▪ Parcel P771, Chas & Benjamin▪ District 08, acct. no. 00723142▪ Map tile: WSSC – 223NW03; MD – HT51▪ East side of Georgia Ave., north of Emory Church Rd.▪ RNC Zone; 37.68 acres▪ Olney Planning Area Olney Master Plan (2005)▪ Northwest Branch Watershed (MDE Use IV)▪ <u>Existing use</u>: unimproved, mostly woodlands▪ <u>Proposed use</u>: assisted living & nursing home	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-3</td><td></td></tr><tr><td>S-6</td><td>S-3</td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"Proposed assisted living."</p> <p><i>DEP note (from discussions with the applicant's engineer): The applicant has proposed a single facility for both assisted living and Alzheimer nursing care. The project would be served by public water and sewer from Georgia Ave. A sewer extension to the east towards Northwest Branch is <u>not</u> proposed. As envisioned, the facility will sit somewhat back and lower on the property; on-site pumping will likely be required.</i></p>	Existing –	Requested –	Service Area Categories	W-6	W-3		S-6	S-3	
Existing –	Requested –	Service Area Categories								
W-6	W-3									
S-6	S-3									

DEP Staff Report: The applicant has requested a category change from W-6 and S-6 to W-1 and S-3 to allow for the provision of public water and sewer service for a proposed assisted living and nursing care facility. Service will not require a water main extension; an existing water main abuts and can provide service to the property at Georgia Ave. Sewer service will require a relatively short gravity main extension along Georgia Ave. Service from this main will likely require an on-site grinder pump and low-pressure service hookup. WSSC's alternate gravity extension to an existing sewer main on Norbrook Dr. would affect trees and possibly a stream and stream buffer, as well as require rights-of-way from existing, improved lots. Staff recommends sewer service be provided via an extension on Georgia Ave., not to Norbrook Dr.

The site is zoned RNC. The provision of water and sewer service is consistent with M-NCPPC staff interpretation of master plan recommendations and Water and Sewer Plan service policies, provided that the optional cluster development method is used under the RNC Zone. Discussions with the applicant and M-NCPPC staff have indicated that the proposed facility will satisfy that requirement. Staff recommends conditional approval of categories W-1 and S-3 pending the Planning Board's approval of a preliminary plan using the optional cluster method.

Agency Review Comments

M-NCPPC – Area 3 Planning: This property is recommended for the RNC Zone in the 2005 Olney Master Plan. The Plan assumed that this property could not be served by gravity and therefore recommended it for standard method development at 0.2 units to the acre. We understand that this proposal concentrates development close to Georgia Avenue and preserves undeveloped land in the headwaters of Northwest Branch. The use—assisted living and Alzheimer's care—is allowed by special exception in the zone, so providing water and sewer service would enable a use that is considered appropriate in this residential zone.

M-NCPPC – Parks Planning: No apparent Existing Park impacts.

WSSC - Water: A 16-inch water line in Georgia Avenue abuts the property (contract no. 57-256). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: Option #1 – A 170-foot-long, non-CIP-sized sewer extension is required to serve the property. This extension would connect to an 8-inch sewer main in Georgia Avenue (contract no. 84-6258A) in Rock Creek basin. Onsite pumping will be required.

Option #2 – However, a 355-foot-long, non-CIP-sized gravity sewer may be used (depending on proposed grading) to connect to an 8-inch main in Norbrook Dr. (contract no. 73-5697A) in Northwest Branch. Rights-of-way would be required. Construction of this extension may involve the removal of trees.

Flow from the proposed development: approximately 16,900 GPD. Program-sized mains are not required to serve the property. Interceptor and treatment capacity are adequate.

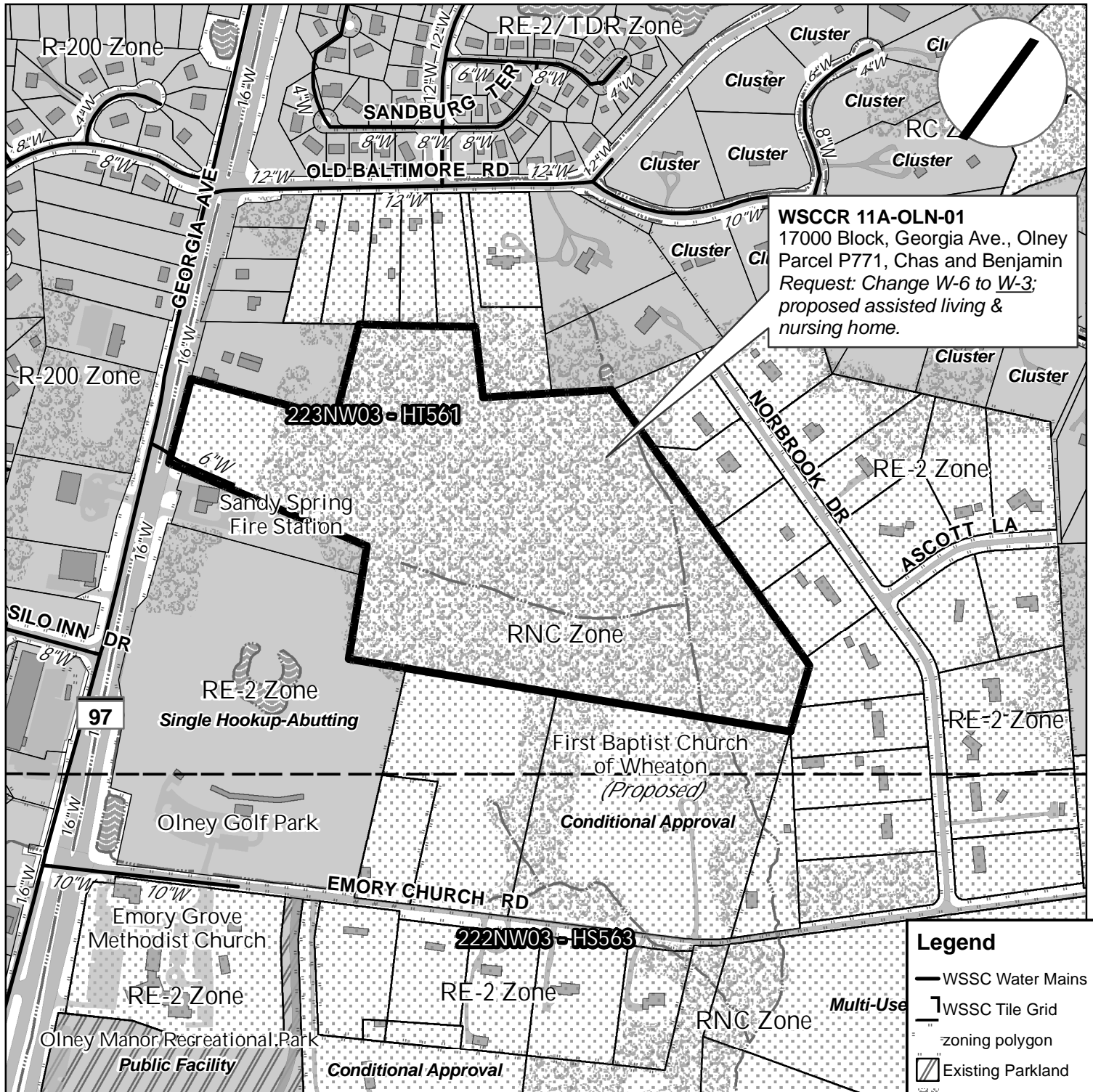
DEP Note: Because of the potential effects on trees, stream buffers, and neighboring properties, DEP does not support the option #2 sewer service extension to Norbrook Dr.

DPS – Well & Septic Section: Property could most likely support a limited facility using on-site sewage disposal. Extension of the sewer main (terminal manhole) adjacent to the fire department should be extended as far to the north as possible to allow for future service to Old Baltimore Road @ Georgia Ave.

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Water Service Area Catagories Map WSSCR 11A-OLN-01 (Sonia Danshes)



Legend

- WSSC Water Mains
- WSSC Tile Grid
- zoning polygon
- Existing Parkland
- woodlands

Water Categories

- W-1
- W-3
- W-4
- W-5
- W-6



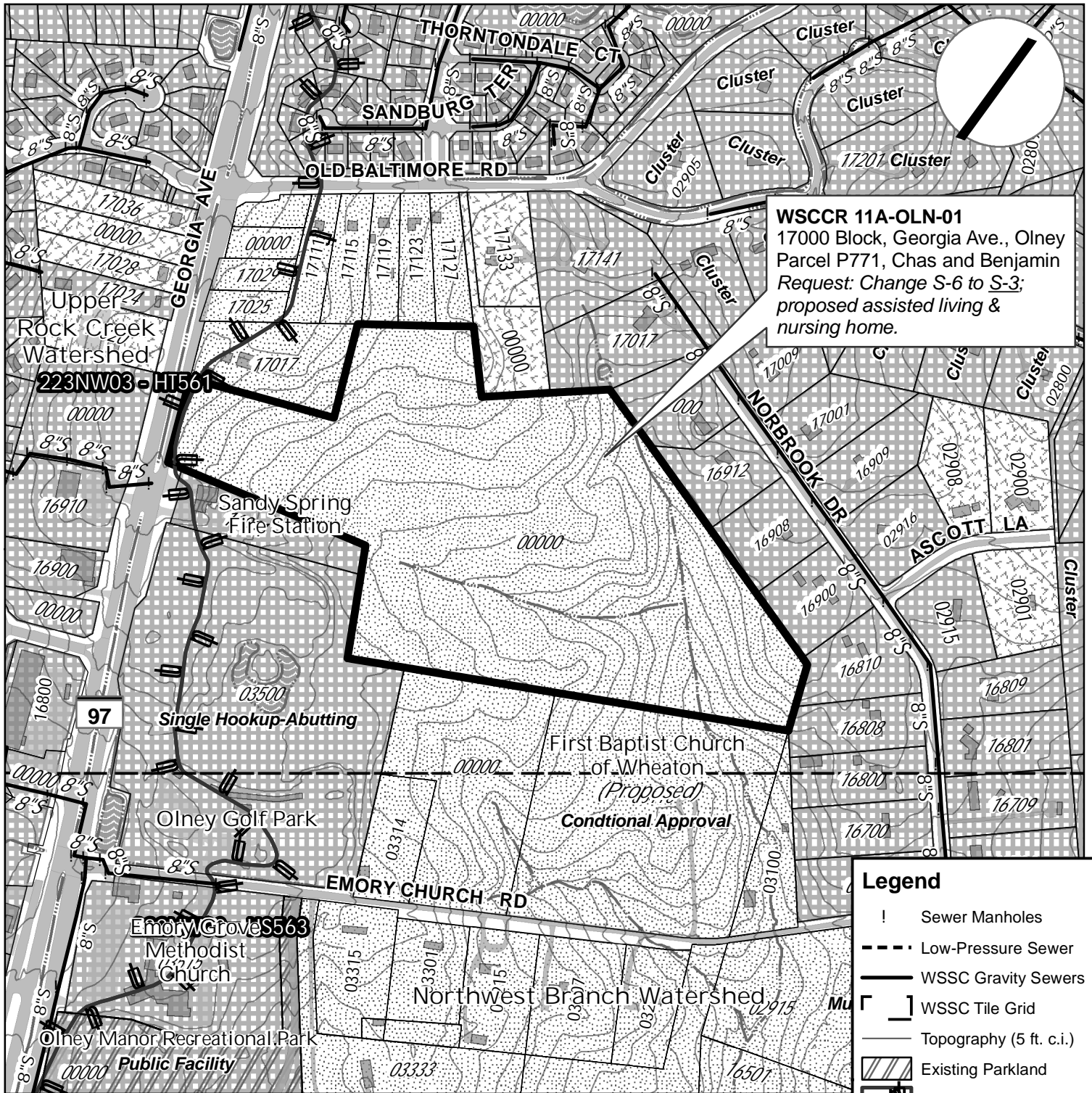
DEP
Water and Wastewater
Policy Group

0 200 400 800 1,200 1,600

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

Sewer Service Area Categories Map WSCCR 11A-OLN-01 (Sonia Danshes)



WSCCR 11A-OLN-01
17000 Block, Georgia Ave., Olney
Parcel P771, Chas and Benjamin
Request: Change S-6 to S-3;
proposed assisted living &
nursing home.

Legend

- ! Sewer Manholes
- Low-Pressure Sewer
- WSSC Gravity Sewers
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Existing Parkland
- Major Watersheds

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6



DEP
Water and Wastewater
Policy Group

0 200 400 800 1,200 1,600

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

2) Property/Site Description and Development:

Address Georgia Avenue
 Property's TAX ID # (please provide, if known) 08-00723142
 Property/Site Size 37.7 ac Identification (ie, Parcel #) P771
 Location/Closest cross-street Georgia Ave., North Emory Church Rd., South Old Baltimore Rd.
 Current Use Residential Proposed Use Assisted Living, Special Exception
 Subdivision Plan No. & Status N/A

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-3 OR No Change ☐ Multi-Use ☐ Shared ☐
 Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

Proposed assisted living.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water ☒ Sewer ☒

WSSC Tile 223ANW03

Tax Map HT501

Plan No.

Process

Master Plan Oney (2005)

Planning Area Oney

Zoning RNC

Zoning Activity -

Watershed Northwest Br.

CSPS Subwatershed

State Watershed Use Class IV

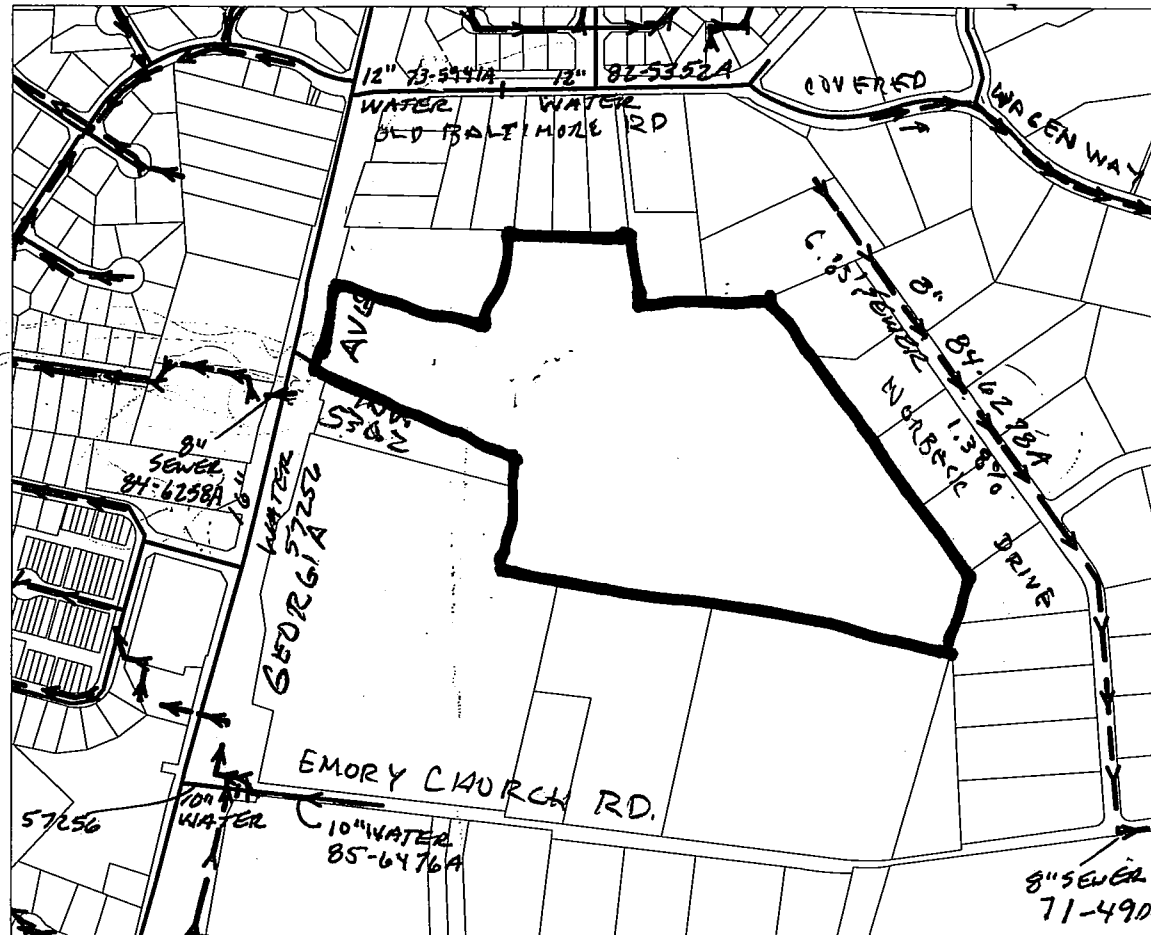
GIS File

WSSC Engineering Records Information (WERI)

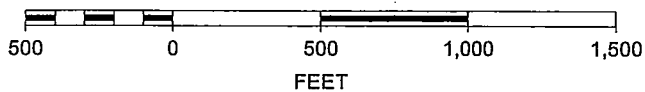
11A-OLN-01

DANSUES

Water AS-Built
Water Under Construction
Sewer As-Built
Sewer Under Construction
Property



SCALE 1 : 7,824



WSSCR 11A-POT-04: Howard Weissman

DEP Staff Recommendation: Approve S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">▪ 10820 Rock Run Dr., Potomac▪ Property ID: Lot 1B, Block 4, Fawsett Farms▪ District 10, acct. no. 00867963▪ Map tile: WSSC – 210NW11; MD – FN23▪ West side of Rock Run Dr., south of Chandler Rd.▪ R-200 Zone; 23,476 sq.ft. (0.54 ac.)▪ Potomac – Cabin John Planning Area Potomac Subregion Plan (2002)▪ Rock Run Watershed (MDE Use I)▪ <u>Existing use</u>: single-family house (built 1957)▪ <u>Proposed use</u>: replace the existing house	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-3</td><td>W-3 (no change)</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"Building a new house on the property and Montgomery County requires that the new house tie into the new existing sewer line."</p>	<u>Existing – Requested – Service Area Categories</u>		W-3	W-3 (no change)	S-6	S-1
<u>Existing – Requested – Service Area Categories</u>							
W-3	W-3 (no change)						
S-6	S-1						

DEP Staff Report: The applicant has requested a category change from S-6 to S-1 to allow for the provision of public sewer service for the replacement of an existing house. Service will not require a sewer main extension; an existing sewer main abuts and can provide service to the property at Rock Run Dr. The site is zoned R-200. The provision of sewer service is consistent with master plan recommendations and Water and Sewer Plan service policies. Staff recommends approval of category S-1.

Staff determined that this case satisfied the Water and Sewer Plan's abutting mains policy and qualified for direct approval of a single sewer service hookup. DEP issued a sewer service order to WSSC on December 21, 2010 (see attached document).

Agency Review Comments

M-NCPPC – Area 3 Planning: The Potomac Subregion Master supports this application.

M-NCPPC – Parks Planning: No apparent Existing Park impacts

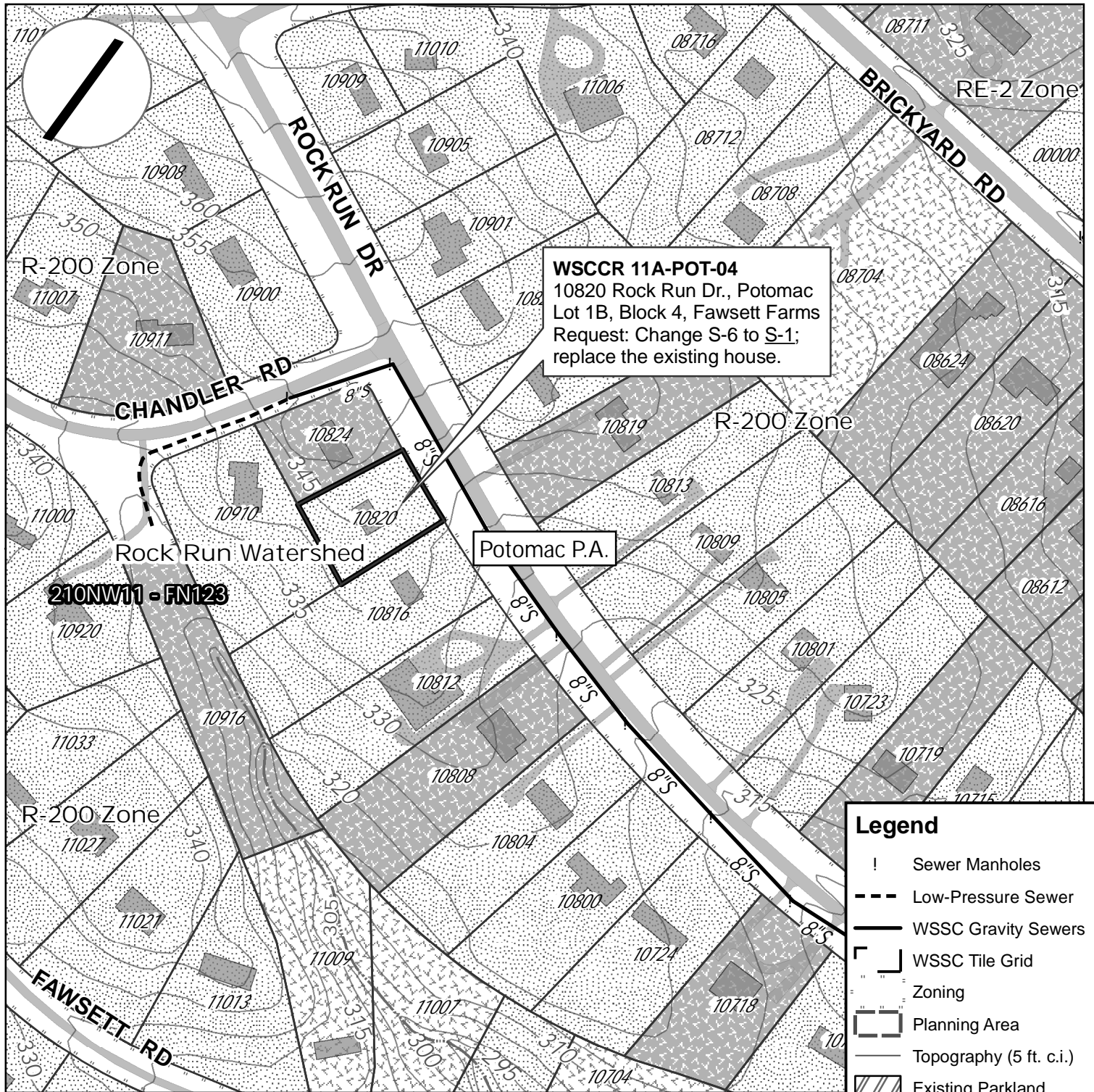
WSSC - Sewer: An 8-inch sewer line in Rock Run Drive abuts the property (contract no.: 05-4175Z). Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and treatment capacity are adequate.

DPS – Well & Septic Section: An interim well permit and a Demolition/Rebuild permit were approved on the basis of public sewer serving the new house.

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Sewer Service Area Categories Map WSSCR 11A-POT-04 (Howard Weissman)



DEP
Water and Wastewater
Policy Group

0 100 200 400 600 800

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

Legend

- ! Sewer Manholes
- Low-Pressure Sewer
- WSSC Gravity Sewers
- WSSC Tile Grid
- Zoning
- Planning Area
- Topography (5 ft. c.i.)
- Existing Parkland

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6

2) Property/Site Description and Development:

Address 10820 ROCK RUN DRIVE POTOMAC MD 20854
 Property's TAX ID # (please provide, if known) 10-00827963
 Property/Site Size 23,476 SF Identification (ie, Parcel #) PLAT # 4753
 Location/Closest cross-street CHANDLER ROAD
 Current Use SF HOME Proposed Use SAME
 Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-3 Requested Water Category: W - OR No Change ☒ Multi-Use ☐ Shared ☐
 Current Sewer Category: S-6 Requested Sewer Category: S - I OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

Building a new house on the property and
 Montgomery County requires that the new
 house tie into the new existing sewer line.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer ☒
 WSSC Tile 210NW11
 Tax Map FN123
 Plan No. -
 Process AD
 Master Plan Potomac (2002)
 Planning Area Potomac-Cabin John
 Zoning R-200
 Zoning Activity -
 Watershed Rock Run
 CSPS Subwatershed _____
 State Watershed Use Class I
 GIS File _____
 CCRFormJuly05.doc



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

December 21, 2010

TO: Luis Tapia, Acting Manager, Permit Services Unit
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Request to Provide Sewer Service under the Abutting Mains Policy

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
10820 Rock Run Dr., Potomac Lot 1B, Block 4, Fawsett Farms (FN123)	Howard Weissman 11/30/56 (plat)	8" Sewer, #054175Z (2008) 210NW11	11A-POT-04

Records available to DEP show that the subject property was established on Nov. 30, 1956, prior to the request for and construction of the abutting sewer main (see above), which WSSC completed in 2008. The property has not been changed or resubdivided since it was established in 1956. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing category S-6 to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may approve and install the requested sewer service connection and hookup in advance of DEP's approval of the associated service area change. The County's approved Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at either 240-777-7716 or alan.soukup@montgomerycountymd.gov.

ADS:ads/

R:\Programs\Water_and_Sewer\Projects\WSSC\connections\connect-docs=alpha-street\R\rock-run-dr-10820=weissman=s.doc

Office of the Director, Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7700, FAX 240-777-7773

WSSCR 11G-TRV-02: Montgomery County DEP (Lakewood Estates)

DEP Staff Recommendation: Approve S-1 for all 13 properties. Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	DEP Proposal: Service Area Categories & Justification
<ul style="list-style-type: none"> Aqua La., Cherrydale Dr., Silver Brook Dr., & Valley Dr., Rockville Property ID: (see property table below) Map tile: WSSC – 218NW10; MD – FR342 Lakewood Estates is located northwest of Glen Mill Rd. at Valley Dr. R-200 & RE-1 Zones; 9.32 ac. total Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Br. Watershed (MDE Use I) – Piney Br. subwatershed (Mont. Co. SPA) <u>Existing use:</u> 13 single family houses <u>Proposed use:</u> no changes 	<p>Existing – Requested – Service Area Categories</p> <p>W-1 W-1 (no change)</p> <p>S-6 S-1</p> <p>DEP Summary Justification</p> <p>This proposed general map amendment addresses sewer category changes from S-6 to S-1 for 13 lots in the Lakewood Estates health problem area not already approved for public sewer service. All 13 lots have access to existing sewer mains. The Lakewood Estates health problem area was established in the Water and Sewer Plan under CR 15-1410 (4/25/06). The Piney Branch Sewer Agreement Covenant is not required for sewer service to these properties. All 13 lots were established prior to 1991. Sewer service is intended for one single family house for each property; resubdivisions are generally infeasible given existing zoning and lot sizes.</p>

WSSCR 11G-TRV-02: Lakewood Estates Health Problem Area General Map Amendment

Property Information Table				
Premises Address	Lot & Block*	District & Acct. No.	Built - Acreage - Zone	Owner(s)
13600 Aqua La.	Lot 5, Block 4	04-00110804	1965; 0.67 ac.; R-200	Steven & A.S. Kohn
13604 Aqua La.	Lot 6, Block 4	04-00110894	1965; 0.52 ac.; R-200	Leonid Podrabinnik & Marian Gaivoronskaia
13609 Aqua La.	Lot 9, Block 5	04-00110928	1973; 0.48 ac.; R-200	Ho & J.H. Kim
13613 Aqua La.	Lot 10, Block 5	04-00111295	1962; 0.46 ac.; R-200	Victor Stekoll & Susan Levi
13601 Cherrydale Dr.	Lot 2, Block 2	04-00111091	1977; 1.16 ac.; RE-1	David & K.J. Anderson
13613 Lakewood Ct.	Lot 7, Block 4	04-00111034	1976; 0.63 ac.; R-200	Joseph & Linda Kobylski
13705 Lakewood Ct.	Lot 11, Block 5	04-00110781	1962; 0.51 ac.; R-200	Edward Atkins, <i>et al.</i> Trust.
9901 Silver Brook Dr.	Lot 1, Block 6	04-00111238	1961; 0.48 ac.; R-200	E. Valerie Newkirk, <i>et al.</i>
9917 Silver Brook Dr.	Lot 5, Block 6	04-00111251	1961; 0.53 ac.; R-200	Jason Goozh
13504 Valley Dr.	Lot 11, Block 1	04-00110826	1961; 0.92 ac.; RE-1	John & D.E.J. Phelan
13600 Valley Dr.	Lot 12, Block 1	04-01750790	1978; 2.02 ac.; RE-1	Aura Sanchez, <i>et al.</i> Trust.
13605 Valley Dr.	Lot 5, Block 5	04-00110883	1962; 0.48 ac.; R-200	Lois Hoff
13609 Valley Dr.	Lot 6, Block 5	04-00111227	1962; 0.46 ac.; R-200	Christoph & Nabila Naegelin
* All properties are part of the Lakewood Estates subdivision				

DEP Staff Report: DEP has proposed category changes from S-6 to S-1 for 13 properties in the Lakewood Estates health problem area that have not already addressed by individual category change requests. The health problem area designation was applied to these lots in April 2006 under Council Resolution no. 15-1410. At that time, owners of many of the lots in the subdivision had previously requested and received approval for sewer category changes in order to abandon their septic systems and connect to public sewer service. This proposed action will change sewer categories for the remaining lots in the designated health problem area so that those owners may pursue public sewer service as needed in the future. Existing sewer mains abut all 13

properties included in this category map amendment; no new service extensions are required. Part of the sewer main along Siler Brook Dr. is a low-pressure sewer; connection to this main will require the use of an on-site grinder pump. The provision of sewer service is consistent with master plan recommendations and Water and Sewer Plan service policies.

Under the sewer service policies affecting the Piney Branch subwatershed, each property will be limited to a single sewer hookup only. Because these properties were established prior to 1991 and need only a single sewer hookup, the provision of public sewer service does not require that the owners record a covenant that includes the Piney Branch Sewer Agreement Recommendations. The covenant would be required for the resubdivision of any existing lot into two or more lots. However, the resubdivision of these properties is generally infeasible given existing zoning and lot sizes.

None of these properties will be assessed by WSSC with a front-foot benefit charge (FFBC) for an abutting sewer main until that property is connected to and receives service from the WSSC sewerage system. FFBCs are assessed to a property by WSSC to defray in part the cost of constructing an abutting water or sewer main that provides public service to that property. WSSC defers FFBC assessments for properties that are in the County's correct categories for public sewer service, but which continue to use a functioning septic system.

Agency Review Comments

M-NCPPC – Area 3 Planning: The Potomac Subregion Master supports this application.

M-NCPPC – Parks Planning: No apparent Existing Park impacts. However all parcels are inside an SPA and should be treated accordingly during construction. Also, there is proposed park land adjacent on the northwest side, NW of Lakewood Court. If park land is indeed dedicated during this development or another, the preconstruction meeting should include the presence of a Park Inspector. At this time it appears that sewer connections would not impact the proposed park lands.

DEP Note: All of the properties included in this proposed general amendment are already improved with single-family houses. New construction, as referred to in the preceding comments, would occur only if an existing house is expanded or replaced.

WSSC - Sewer: The application is for 13 lots in Aqua Lane, Cherrydale Drive, Lakewood Court, Silver Brook Drive, and Valley Drive. 8-inch sewer lines abut the properties (contract numbers 91-9198A, 95-1312A, 02-3364X, and 03-3576X). Flow from the proposed development: 3,900 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and treatment capacity are adequate.

DPS – Well & Septic Section: We support public sewer in this area. All of the properties are sub-standard in terms of adequate soil tests and septic replacement ability, 5 of these properties have lagoon systems which indicate shallow groundwater and 3 others have a history of septic failures.

ADS:ads/

R:\Programs\Water_and_Sewer\Projects\actions-AD\2011\ad2011-1\fromE\hearing-notice--11G-TRV-02.doc

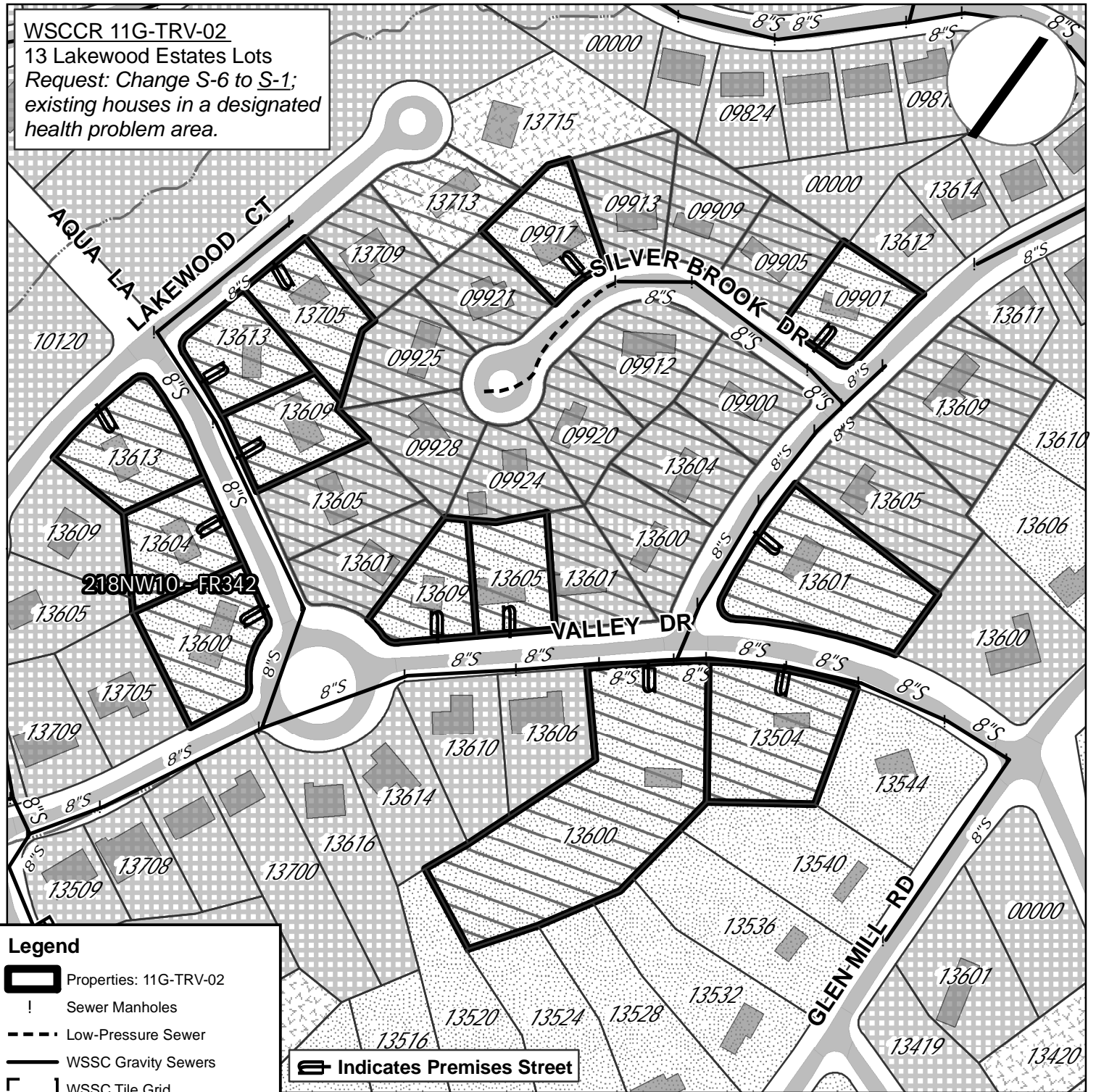
Sewer Service Area Catagories Map

WSSCR 11G-TRV-02 (Lakewood Estates Health Problem Area)

WSSCR 11G-TRV-02

13 Lakewood Estates Lots

Request: Change S-6 to S-1;
existing houses in a designated
health problem area.



Legend

- Properties: 11G-TRV-02
- Sewer Manholes
- Low-Pressure Sewer
- WSSC Gravity Sewers
- WSSC Tile Grid
- Lakewood Estates Health Area

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6

Indicates Premises Street

Travilah Planning Area

Watts Branch Watershed

0 100 200 400 600

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

January 2006 Amendment Transmittal

The functions of the County's Water and Sewer Plan include the identification of existing and anticipated public health problem areas throughout the county. The Plan is also intended to explore and promote solutions for these health problems. These public health problems most often result from well and/or septic system failures that the County cannot reasonably solve through the straightforward repair or replacement of those on-site facilities. DEP and DPS have investigated such an area (as explained in the following chart), resulting in a recommendation to the County Council that the Water and Sewer Plan identify it as a public health problem area. In this specific case the solution proposed for this neighborhood is the provision of public sewer service

Comprehensive Water Supply and Sewerage Systems Plan: Sewer Map Amendment

Travilah Planning Area	
Health Problem Area Sewer Map Amendment Background and Survey Results Neighborhood Property Characteristics	County Council Action (See Attachment B for mapping of the approved health problem area.)
<p>Lakewood Estates Area Sanitary Survey</p> <p>The owners of the older properties in Lakewood Estates expressed concern to DEP about their ability to replace their aging septic systems, especially given the size of their lots, many of which are approx. one-half acre in size. They sought a general health problem designation to both reflect their serious concerns regarding their existing conditions and to gain the benefits normally granted to such areas, such as priority for sewer service connections and main extensions and WSSC health subsidies for main extensions. Under the 2002 master plan, the study area is now intended for public sewer service; the County has granted sewer service category changes to properties here, including three lots with septic system failures. DEP initiated and DPS conducted the requested sanitary survey of 32 lots in the neighborhood in Spring/Summer 2005. DEP selected the survey area to specifically address those older properties in the neighborhood that had initially developed on septic systems, and that previously had been denied general access to public sewer service. DEP's interpretation of the survey results shows that 25 of the 32 surveyed properties, or approximately 78 percent, have a moderate or high level of health concern. This reflects a sufficient concern about existing and anticipated health problems to warrant the designation of these properties collectively as a public health problem area.</p> <ul style="list-style-type: none"> • 32 properties (see the following table for details of each property included) • Map tile: 218NW10; FR342 • Selected properties located along Aqua La., Cherrydale Dr., Lakewood Ct., Silver Brook Dr., and Valley Dr. in the Lakewood Estates neighborhood • Potomac Subregion Master Plan (2002) • Watts Branch Watershed – Piney Branch Subwatershed (MDE Use I; Mont Co. SPA) • R-200 & RE-1 Zones: 19.57 acres total, excluding public roads • Existing/Proposed use: provision of sewer service to existing lots 	<p>Establish a public health problem area in the Water and Sewer Plan that includes the Lakewood Estates sanitary survey area. DEP will work with the neighborhood on a general category map amendment (from S-6 to S-1 or S-3) to make all properties within the designated health problem area eligible for public sewer service. The map amendment will be addressed via the administrative delegation process.</p> <p><i>Note: The Council requests that DEP and DPS staff prepare a briefing for the Council on how the agencies identify and address public health problems resulting from failing wells and septic systems</i></p>

Ignore
for now:
Still
changing,
Jan 2009.

Comprehensive Water Supply and Sewerage Systems Plan: Sewer Map Amendment

Lakewood Estates Area Sanitary Survey: Property Information Table				
Premise Address	Identification*	Built - Acreage - Zone	Categories	Owner(s)
13600 Aqua La.	Lot 5, Block 4	1965; 0.67 ac.; R-200	W-1 & S-6	Steven & A.S. Kohn J.10:00110804
13601 Aqua La.	Lot 7, Block 5	1999; 0.49 ac.; R-200	W-1 & S-1	Yital Hu
13604 Aqua La.	Lot 6, Block 4	1965; 0.52 ac.; R-200	W-1 & S-6	Leonid Podrabinnik & Marian Gaivoronskaia
13605 Aqua La.	Lot 8, Block 5	1974; 0.54 ac.; R-200	W-1 & S-3	Sandor Boyson & Margarita Rodriguez
13609 Aqua La.	Lot 9, Block 5	1973; 0.48 ac.; R-200	W-1 & S-6	Ho & J.H. Kim
13613 Aqua La.	Lot 10, Block 5	1962; 0.46 ac.; R-200	W-1 & S-6	Victor Stekoll & Susan Levi
13600 Cherrydale Dr.	Lot 3, Block 5.	1962; 0.53 ac.; R-200	W-1 & S-3	George & Sharon Smithwick
13601 Cherrydale Dr.	Lot 2, Block 2.	1977; 1.16 ac.; RE-1	W-1 & S-6	David & K. Anderson
13604 Cherrydale Dr.	Lot 2, Block 5.	1962; 0.47 ac.; R-200	W-1 & S-3	Robert & D. Reiderer
13605 Cherrydale Dr.	Lot 3, Block 2.	1961; 0.93 ac.; RE-1	W-1 & S-3	Judith Knight, et al.

January 2006 Amendment Transmittal

Comprehensive Water Supply and Sewerage Systems Plan: Sewer Map Amendment

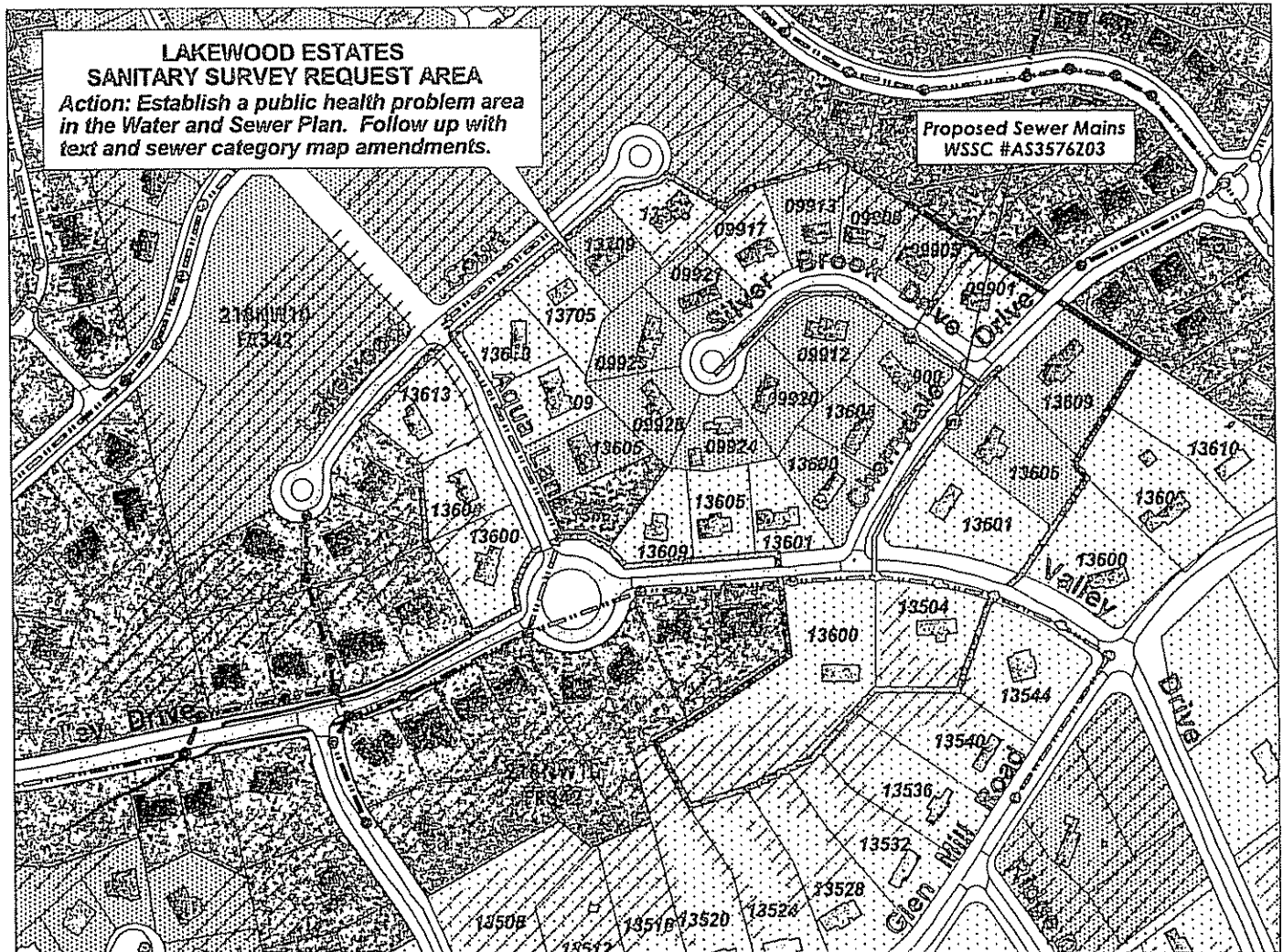
Ignore
for now:
Still
changing
Jan 2009.

Lakewood Estates Area Sanitary Survey: Property Information Table

Premise Address	Identification*	Built - Acreage - Zone	Categories	Owner(s)
13609 Cherrydale Dr.	Lot 4, Block 2	1961; 0.92 ac.; RE-1	W-1 & S-3	Paul & Laura Yazge
13613 Lakewood Ct.	Lot 7, Block 4	1976; 0.63 ac.; R-200	W-1 & S-6	Joseph & Linda Kobylski
13705 Lakewood Ct.	Lot 11, Block 5	1962; 0.51 ac.; R-200	W-1 & S-6	Edward Atkins, <i>et al.</i> Trust
13709 Lakewood Ct.	Lot 12, Block 5	1962; 0.46 ac.; R-200	W-1 & S-3	Brent & Lisa Goodman Goldstein
13713 Lakewood Ct.	Lot 13, Block 5	1972; 0.49 ac.; R-200	W-1 & S-6	Mitchell & P.M. Belzer
9900 Silver Brook Dr.	Lot 1, Block 5	1961; 0.50 ac.; R-200	W-1 & S-3	John & Lois McInnes
9901 Silver Brook Dr.	Lot 1, Block 6	1961; 0.48 ac.; R-200	W-1 & S-6	E. Valerie Newkirk, <i>et al.</i>
9905 Silver Brook Dr.	Lot 2, Block 6	1961; 0.47 ac.; R-200	W-1 & S-3	Frederick & P.M. Evans
9909 Silver Brook Dr.	Lot 3, Block 6	1961; 0.47 ac.; R-200	W-1 & S-3	Elizabeth Tennery, <i>et al.</i>
9912 Silver Brook Dr.	Lot 21, Block 5	1961; 0.60 ac.; R-200	W-1 & S-3	Kenneth Kofsky & Lora Green
9913 Silver Brook Dr.	Lot 4, Block 6	1961; 0.51 ac. R-200	W-1 & S-3	John & L.S. Sheehan
9917 Silver Brook Dr.	Lot 5, Block 6	1961; 0.53 ac.; R-200	W-1 & S-6	Edward & Sylvia Sasnett
9920 Silver Brook Dr.	Lot 10, Block 6	1961; 0.46 ac.; R-200	W-1 & S-3	Stephen & E.R. Cohen
9921 Silver Brook Dr.	Lot 6, Block 6	1961; 0.48 ac.; R-200	W-1 & S-3	William & M.H. Druckenbrod
9924 Silver Brook Dr.	Lot 9, Block 6	1961; 0.46 ac.; R-200	W-1 & S-3	Gerald & D.L. Silbert
9925 Silver Brook Dr.	Lot 7, Block 6	1961; 0.51 ac.; R-200	W-1 & S-3	John & K.M. Connors
9928 Silver Brook Dr.	Lot 8, Block 6	1961; 0.50 ac.; R-200	W-1 & S-3	Jay & Sherri Eichberg
13504 Valley Dr.	Lot 11, Block 1	1961; 0.92 ac.; RE-1	W-1 & S-6	John & D.E.J. Phelan
13600 Valley Dr.	Lot 12, Block 1	1978; 2.02 ac.; RE-1	W-1 & S-6	Aura Sanchez, <i>et al.</i> Trust
13601 Valley Dr.	Lot 4, Block 5	1962; 0.46 ac.; R-200	W-1 & S-6	Joshua Korsower
13605 Valley Dr.	Lot 5, Block 5	1962; 0.48 ac.; R-200	W-1 & S-6	John Hoff, <i>et al.</i> Trust
13609 Valley Dr.	Lot 6, Block 5	1962; 0.46 ac.; R-200	W-1 & S-6	Timothy & A.A. Gilbert

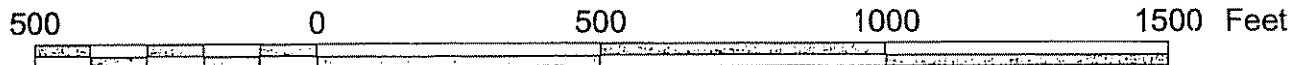
* All properties are part of the Lakewood Estates subdivision
Additional information with regard to the entire survey area is provided on the preceding table (see pg. 3)

Sewer Service Area Categories Map: Lakewood Estates and Vicinity



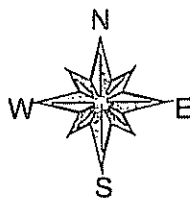
Travilah Planning Area

Watts Branch Watershed

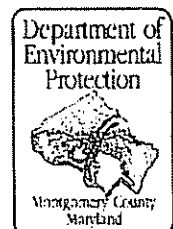


MAP LEGEND

- Property
- Sanitary Survey/Public Health Problem Area
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 18"-Diameter (CIP) Trunk Mains
- Buildings
- Roads
- Streams
- Ponds
- Woodlands
- Sewer Service Area Categories**
 - S-1
 - S-3
 - S-4
 - S-5
 - S-6



JUNE 2003 UPDATE
SERVICE AREA CATEGORIES MAP
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
4/19/06 - GIS Project File:
o:\wteam\wellsept\healthaz\surveys\travilah\
glenhills-lakewood\lakewood_ests-pt1-bw=cr-action apr

WSSCC 11A-TRV-03: Rickman Travilah LLC

DEP Staff Recommendation: Maintain S-6, with advancement to S-3 conditioned on the applicant providing DEP a recorded covenant that applies the Piney Branch Sewer Agreement Recommendations to the subject properties. Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 14200 Block, Travilah Rd., Rockville Property ID: Parcels P728 & P834, Wickham & Pottinger District 04, acct. nos. 00049951 & 00049938 Map tile: WSSC – 219NW10; MD – FR33 Southeast side of Travilah Rd., opposite and north of Stonebridge View Dr. CR Zone; 7.33 acres Travilah Planning Area Great Seneca Science Corridor Master Plan (2010) Watts Br. Watershed (MDE Use I) – Piney Br. subwatershed (Mont. Co. SPA); Muddy Br. Watershed (MDE Use I) <u>Existing use:</u> unimproved <u>Proposed use:</u> residential use (150-plus units) 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p><i>(Excerpt from applicant's letter, attached): "This amendment allows the implementation of the recently approved zoning change of these properties to the CR Zone by the Great Seneca Science Corridor Master Plan and Sectional Map Amendment. This site will be developed utilizing the residential component of the new CR zone and will contain approximately over 150 dwelling units."</i></p>	W-1	W-1 (no change)	S-6	S-1
W-1	W-1 (no change)				
S-6	S-1				

DEP Staff Report: The applicants have sought the approval of sewer category S-1 to allow for the provision of public sewer service for a proposed residential subdivision project. The project site, which includes other properties already designated as S-1, abuts existing sewer mains along Travilah Rd. WSSC notes that an additional main extension of approximately 350 feet to the east will also be required for service. The property was included in the recommended public sewer envelope in the 2002 Potomac Subregion Master Plan. The site now lies within the area of the Great Seneca Science Corridor Master Plan; M-NCPPC staff concur that the new master plan also supports the approval of sewer service for this site.

The site is located within the Piney Branch subwatershed, where the Water and Sewer Plan places specific conditions for the provision of public sewer service. These conditions were adopted by the County Council to work to mitigate the effects of higher-density development within a designated special protection area watershed. The properties included in this request satisfy the policy requirements that allow for public sewer service in the subwatershed. The site is included in the master plan's recommended sewer service envelope, as carried over from the previous 1980 master plan. In addition, the Water and Sewer Plan requires owners of properties for which subdivision is proposed record the Piney Branch Sewer Agreement Recommendations (PBSAR) as a covenant on those properties. Staff recommends approval of category S-3 conditioned upon receipt of the recorded PBSAR covenants for these properties.

Agency Review Comments

M-NCPPC – Area 2 Planning: The Great Seneca Science Corridor (no longer the Potomac Subregion) master plan supports this application.

M-NCPPC – Parks Planning: No apparent Existing Park impacts. However all parcels are inside an SPA and should be treated accordingly during construction. Also, there are 3 small parcels proposed as park land surrounding the development site. If park land is indeed dedicated during this development or another, the preconstruction meeting should include the presence of a Park Inspector. At this time it appears that sewer connections would not impact the proposed park lands.

WSSC - Sewer: An 8-inch sewer line in Travilah Road abuts part of the property (contract no. 83-5690A and 71-4715A). A 350-foot-long non-CIP-sized sewer extension will also be required to serve part of the property. This extension would connect to an existing 8-inch sewer (contract no. DA2150F98) and would abut approximately 1 property in addition to the applicant's. Rights-of-way would be required. Construction of this extension will most likely require tunneling under Shady Grove Road, and removal of some trees or shrubs. Flow from the proposed development: 45,000 GPD (or greater). The proposed development specified by applicant was "150-plus units". Comments included in this review assume the proposed development will consist of no more than 150 single-family dwelling units. Be advised that WSSC can not make commitments for sewer service for open-ended development specifications. Program-sized sewer mains are not required to serve the property. Sewer interceptor and wastewater treatment capacity are adequate.

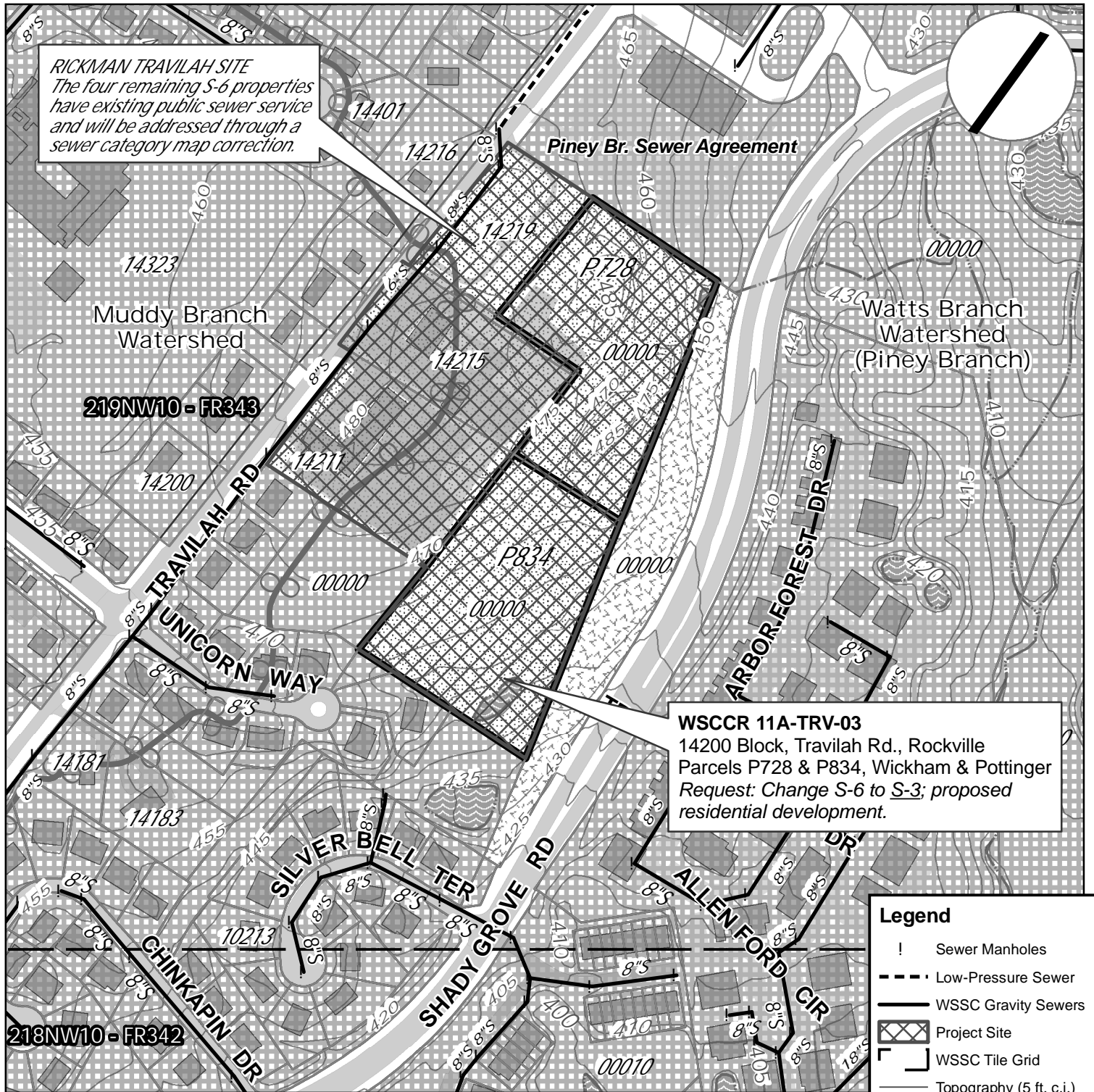
DEP note: WSSC staff also included in their comments a "General Note Regarding Development of the Subject Property" that addresses recommended setbacks from the two major water transmission mains (36- and 66-inch pre-stressed concrete cylinder pipes) that traverse the subject site. These comments do not relate directly to the issue of the category change request, but have been provided to M-NCPPC to address, as appropriate, in a future subdivision process.

DPS – Well & Septic Section: We have no records for this property. We support the provision of public sewer.

ADS:ads/

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Sewer Service Area Catagories Map WSSCR 11A-TRV-03 (Rickman Travilah LLC)



DEP
Water and Wastewater
Policy Group

0 100 200 400 600 800 1,000

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

Legend

- ! Sewer Manholes
- Low-Pressure Sewer
- WSSC Gravity Sewers
- Project Site
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Existing Parkland

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6

2) Property/Site Description and Development:

Address Travilah Road, Rockville, MD 20850

Property's TAX ID # (please provide, if known) Dist. 04: 00049938, 00049951

Property/Site Size 7.43 AC Identification (ie, Parcel #) P834, 728

Location/Closest cross-street Travilah Road

Current Use Vacant Proposed Use Residential

Subdivision Plan No. & Status N/A

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W ☐ Requested Water Category: W ☐ OR No Change ☐ Multi-Use ☐ Shared ☐
Current Sewer Category: S ☐ Requested Sewer Category: S ☐ OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

SEE ATTACHED LETTER

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer _____

WSSC Tile _____

Tax Map _____

Plan No. _____

Process _____

Master Plan _____

Planning Area _____

Zoning _____

Zoning Activity _____

Watershed _____

CSPS Subwatershed _____

State Watershed Use Class _____

GIS File _____

CCRFormJuly05.doc



Loiederman
Soltesz Associates, Inc.

11A-TRV-03
RICKMAN TRAVILAH LLC

December 22, 2010

Montgomery County
Department of Environmental Protection
255 Rockville Pike
Suite 120
Rockville, MD20850-4166

Attn: Alan Soukup

Re: Water and Sewer Category Change Application
Travilah Grove

Dear Mr. Soukup,

This letter is to validate the following properties have been referenced in error as S-6 in the Montgomery County Ten Year Water Supply and Sewage Systems Plan, per recent discussions with Lew Flashenberg, Bill Rickman, and your office.

Address	Tax Account #	Parcel
14219 Travilah Road	04 50904	P671
14211 Travilah Road	04 49962	N777
14215 Travilah Road	04 52696	P725
Travilah Road	04 49940	P679

As discussed, WSSC records indicate the above mentioned parcels have had sewer connections as early as 1950 and are currently utilizing sewer service from WSSC. These parcels will be updated to reflect the S-1 designation immediately, without a plan amendment.

The remaining parcels listed below are listed in the Montgomery County Ten Year Water Supply and Sewage Systems Plan as S-6 and this letter and application respectfully request a change to S-1.

Address	Tax Account #	Parcel
Travilah Road	04 49951	P728
Travilah Road	04 49938	P834

This amendment allows the implementation of the recently approved zoning change of these properties to the CR Zone by the Great Seneca Science Corridor Master Plan and Sectional Map Amendment. This site will be developed utilizing the residential component of the CR zone and will contain approximately over 150 dwelling units. Enclosed is a check in the amount of \$10,000.00 for the Water and Sewer Category Amendment for the above listed properties.

Please contact Loiederman Soltesz Associates your earliest convenience to discuss the attached application and the proposed timeline for approval of the Water and Sewer Category Amendment.

Warm regards,

Carlos L. Ostria, PE
General Manager

Loiederman Soltesz Associates

William Rickman
Managing Partner

Rickman Travilah, LLC

Cc: Lew Flashenberg